

**General Plan Amendment
Parcels “M” & “O” at Troon North
575-PA-04**

**7. NARRATIVE DESCRIPTION, ANALYSIS AND JUSTIFICATION
SUPPORTING OR CHANGING THE APPROVED PLANS, GOALS AND
POLICIES OF THE ELEMENTS OF THE GENERAL PLAN**

Character and Lifestyle

The goal of this General Plan Amendment is to rezone two commercial parcels within the Troon North master-planned community into a single residential subdivision. In order to accomplish this, the owner would have to convert 9.5 acres of Commercial Office Property to a residential zoning (preferably R-4), which would result in a lot layout similar in design and density to the two subdivisions that border the subject property to the east and west.

The change to residential development is appropriate in this area because the rural desert character of the Troon North masterplan is more conducive to neighborhoods than commercial development. The 1800-acre project was designed as a resort & residential golf community, with some supporting commercial parcels. However, since the resort component was replaced with residential when no resort developer materialized, the commercial properties within the communities were not as necessary.

As a result, the peace and solitude of this area’s rolling hills and boulder outcroppings make for a very desirable residential neighborhood. And, it is not surprising that Troon North’s primary commercial site at Dynamite and Alma School remains unfinished and short on tenants. The majority of the residents are happy with the convenience of a market, gas station and some local services, but the completed second-level office space at this complex is under-utilized and has remained vacant years after completion of the first phase.

Land Use

The subject property is within the Troon North community and lies at the center of the Reatta Pass/Troon Character Area. For the most part, this Character Area is predominantly residential, since the dramatic terrain offers a feeling of remoteness and solitude. In some areas, portions of this Character Area border the City’s preaserve, and are approximate to the Tonto National Forest. It’s not surprising that residential property has become the “man-made” environment of the area, since it is most compatible with the area’s natural beauty.

In its own way, the area’s natural beauty is one of the City’s cultural resources, and serves as a destination for visitors and residents alike, who travel to the area to enjoy

the Four Seasons Resort, or one of the area's six renowned golf courses. Those commercial sites that do exist are predominantly restaurants, bars, and local services, but not business offices. The majority of the local businesses are located near the intersections of Alma School and Jomax, which the City planners have designated an Activity Area on the Growth Areas Element Plan. (See attached.)

Economic Vitality

This designated Activity Area on the Growth Areas Element Plan is relatively large and is only a mile away from the subject property. There is a balance of developed and undeveloped commercial property within the Activity Area, so while it currently contributes to the economic vitality of the area, there is still room for growth and additional businesses. These existing and future businesses can still contribute to the City's Economic Vitality by providing for residents and tourists, without impacting the quality of life or neighborhood integrity of those residents surrounding the subject property.

Community Involvement

Land planning can tend to be somewhat contradictory since it is impossible to plan a property with the input of its future residents. Just like every other plan in the area, the masterplan preceded the residents in Troon North. But in the case of this General Plan Amendment proposal, the residents will be given the rare opportunity to give input to how these 9.5 acres will be used. Our original questioning of the area's residents indicated that they would be in support of thoughtful residential development instead of parking lots and office buildings. During the course of this project, the owner hopes to engage the local residents, and create an outcome that is acceptable to all parties.

Housing

If the subject property is rezoned for residential use, the resulting houses will be a unique neighborhood. They will be immediately adjacent to a 20-acre PCC, which is still under a phased development plan. The current collection of restaurants, filling station and a variety of services will enhance the lifestyle of the future homeowners.

These new homes will also be close to two completed, existing subdivisions. Careful planning and design will help to insure that property values and quality of life are protected for the existing residents as well as the new home buyers.

Neighborhoods

A small subdivision on the subject property instead of an office project, would further contribute to the area's neighborhood identity. By carefully respecting the scale, integrity and quality of the surrounding homes, the new subdivision will nicely fill the "gap" between the two existing subdivisions, and add a residential cohesiveness to the community. (Sandwiched as it is, between the two older subdivisions, several of the nearby residents said they felt as if it always should have been a residential property, and were surprised by our need to rezone it.)

Open Space and Recreation

The subject property is only 9.5 acres, so dedicating a large portion of it as open space is not practical. However, a portion of the subject property will be dedicated as a trail easement in order to connect two ends of an incomplete trail that runs through the Troon North community.

Preservation and Environmental Planning

Since it is within the hillside area, portions of the property will have to be dedicated as Natural Area Open Space, as determined by a slope analysis. A portion of this open space will be dedicated along Alma School Parkway as a scenic buffer (40 feet wide average, with a minimum of 30 feet), and will match the buffer fronting other Alma School properties. Other areas of Natural Open Space will preserve a sandy-bottomed wash and/or act as a buffer between this project and the neighboring homes.

Cost of Development

Existing off-site infrastructure is already in place, and additional costs to develop this property will be paid by the owner. Therefore the project will be self-sustaining. Since it is planned that the project be gated and private, future street and open space maintenance will be borne by the future homeowners' association.

Growth Areas

The plans, goals and policies of this topic's guiding principles do not seem to apply to a residential down-zoning.

Public Services and Facilities

All of the infrastructure (outside of what would have to be built within the new subdivision) is already fully constructed and operating in place. Since it was designed to accommodate the commercial zoning, adding these few residential lots should not burden or stress the existing system.

Community Mobility

Approval of the residential rezoning for the subject property will enhance the community mobility since it will greatly decrease the trip generation and traffic volume on the local roads, especially when compared to a commercial office project. This in turn will decrease the air and noise pollution and enhance the neighborhood's quality of life.

